

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA**

Meeting of June 3, 2013

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, June 3, 2013, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation

REZONING (Z-1527-13) – TR-1A to R-3P, Prairie Park, Phase 5
and
PRELIMINARY PLAT (P-3-13) – Prairie Park Phase III
and
SITE PLAN (SP-1311) – 8-plex Multi-family Units

Request: To rezone property from TR-1A to R-3P with the preliminary plat for Prairie Park III, and to approve the site plan for the project for six 8-plexes.

Applicant: Jim Rooney, Rooney Properties

Location: southwest corner of US Hwy. 53 and Prairie Park Drive

2. Public Hearing - For Recommendation

REZONING (Z-1528-13) – Sign Code Amendment for Residential Districts

Request: To amend the Sign Code, Chapter 16.16, to allow as a conditional use permit signs exceeding the size and height standards in residential zoning districts.

Applicant: City of Eau Claire

Location: city-wide

3. Public Hearing – Final Action

CONDITIONAL USE PERMIT (CZ-1309) – Ground Signs in R-4P District

Request: To allow two ground signs that would exceed the size and height standards of a residential zoning district.

Applicant: Heartland Homes

Location: 2851 Hendrickson Drive

4. For Recommendation

FINAL PLAT (P-7-03 Amd. #6) – Thistledown Plat, Town of Washington

Request: To amend the final plat for Thistledown Subdivision to modify the building envelopes.

Applicant: Peter Gartmann

Location: north of CTH "II", east of Hwy. 93, Town of Washington

5. For Approval

SITE PLAN (SP-1313) – Mini-warehouses, 2204 Western Avenue

Request: To approve a site plan for expansion of Western Avenue mini-warehouses.

Applicant: Kramer Land Design Studio

Location: 2204 Western Avenue

6. For Approval

SITE PLAN (SP-1314) – JAMF Software Building, Riverfront Terrace

Request: To approve a site plan for the JAMF Software building project.

Applicant: Ayres Associates (Disa Wahlstrand)

Location: Riverfront Terrace, next to RCU Corporate Center

7. For Recommendation

COMPREHENSIVE PLAN AMENDMENT – Town of Washington

Request: To consider an amendment to the Town of Washington Comprehensive Plan to change a property from Rural Residential to Rural Commercial and the terms of the Intergovernmental Agreement.

Applicant: Town of Washington

Location: 5163 Friedeck Road

8. For Recommendation

2013-2017 PARK AND OPEN SPACE PLAN – City of Eau Claire

Request: To consider the 2013-2017 Five-Year Parks Plan.

Applicant: Parks, Recreation, & Forestry Department and Community Development Department

Location: city-wide

9. **DISCUSSION/DIRECTION**

- A. Code Compliance Items
- B. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.

Thomas Pearson, Chairperson

c: News Media